



THE
A-TEAM

**RE/MAX
FIRST**

1800 14A Street #320, Calgary T2T 6K3

MLS® #: **A2124871**

Area: **Bankview**

Listing Date: **04/21/24**

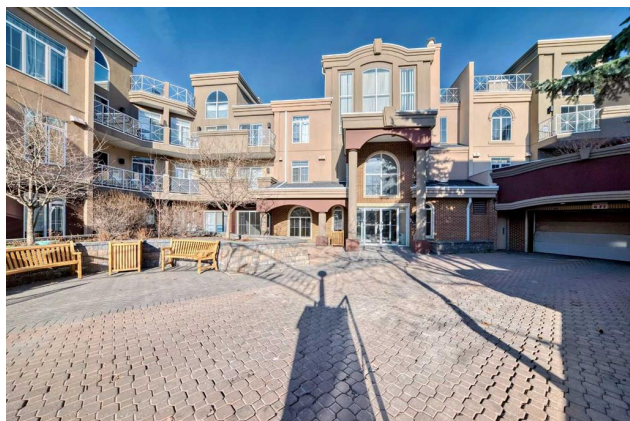
List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **38,847 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Electric Gate,Gated,Heated Garage,Underground

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

DOM

28

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Tile Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 10`0"
Bedroom - Primary	Main	11`10" x 11`2"
3pc Ensuite bath	Main	9`0" x 5`9"
4pc Bathroom	Main	8`4" x 4`11"
Laundry	Main	7`5" x 5`11"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`9" x 11`9"
Walk-In Closet	Main	3`3" x 3`2"
Bedroom	Main	8`11" x 8`9"
Entrance	Main	8`0" x 6`11"
Balcony	Main	30`0" x 17`5"

Legal/Tax/Financial

Condo Fee:
\$479

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f3.0h20

Legal Desc: **0213865**

Remarks

Pub Rmks: **Welcome to this beautiful condo is over 885 sq.ft of living space. Located in the popular area of Bankview in SW Calgary. Freshly Painted, Featuring Two Bedrooms, Primary Bedroom with 3-PC ensuite, Second Bedroom, Another 4-PC bathroom, Spacious Living Room with Fireplace, Kitchen with eating Bar and Black appliances, Tile Counters, A huge Patio with Gas line fore those year-round BBQs and entertainment. Underground heated and secured parking room. Parking Stall #20 is assigned to this unit. This unit is walking distance to many shops and services, restaurants, public transportation and parks. Don't miss out on this impeccable condo. Call for your private viewing today!!!**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

